

TEXAS TRANSPORTATION COMMISSION

BURNET County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the town of Kingsland, Burnet County, on FM 1431, the State of Texas acquired multiple easement interests in certain lands by an instrument recorded in Volume 118, at Page 621, Deed Records of Burnet County, Texas.

One of the easement interests, encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

The University of Houston is the owner of the fee interest in the property and has requested to purchase the easement interest for \$4,050.

The commission finds \$4,050 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to the University of Houston for \$4,050.

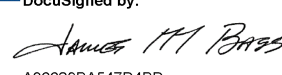
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD

Executive Director

115797 July 30, 2020

Minute	Date
Number	Passed

County: Burnet
Project: Burnet County
M&B No. 201169
MSG Job No. 3764-BDY

**FIELD NOTES FOR A 0.1747 ACRE TRACT
DRAINAGE & UTILITY EASEMENT
TRACT 1**

Being a tract of land containing 0.1747 acre (7,609 square feet) located in the WM. Simmons Survey, Abstract Number (No.) 121, Burnet County, Texas; said 0.1747 acre tract being all of 50 feet wide drainage and utility easement recorded in Volume (Vol.) 118, Page (Pg.) 621, Burnet County Deed Records (B.C.D.R.) conveyed to the State of Texas by Buckner Orphans Home and recorded on October 29, 1957, and a portion of Lot 1, Lot 2 and Lot 3, Block B of the Kingsland Hills, Section One, a subdivision plat of record in Cabinet (Cab.) 1, Slide 56D, Burnet County Plat Records (B.C.P.R.) and being recorded in the name of University of Houston in Vol. 319, Pg. 816, B.C.D.R.; said 0.1747 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented southerly line of Lot 6, Block B (called North 76 degrees 25 minutes 00 seconds East), Kingsland Hills, Section One, a subdivision of record in Cab. 1, Slide 56D, B.C.P.R.):

COMMENCING at a 5/8-inch iron rod with "Miller Survey Group" cap found at the southeasterly cut back corner at the intersection of the southeasterly Right-of-Way (R.O.W.) line of Mountain View Road (50 feet wide per Cab. 1, Slide 56D, B.C.P.R.) and the southwesterly R.O.W. line of F.M. 1431 (160 feet wide per Texas Department of Transportation Map, Control 1378, Section 4, last revised June 1986) for the northeast corner of said Lot 1, Block B and the beginning of a non-tangent curve to the right;

Thence, with the southwesterly R.O.W. line of said F.M. 1431 and the northeast line of said Lot 1, Block B, the following two courses (2):

1. 120.03 feet along the arc of said curve to the right, having a radius of 1,106.26 feet, a central angle of 06 degrees 13 minutes 00 seconds, and a chord that bears South 26 degrees 57 minutes 17 seconds East, a distance of 119.97 feet to the northeast corner and **POINT OF BEGINNING** having surface coordinates (N: 10206505.09; E: 2899548.81) of the herein described tract;
2. Continuing along the arc of said curve to the right 50.06 feet, having a radius of 1,106.26 feet, a central angle of 02 degrees 35 minutes 35 seconds, and a chord that bears South 22 degrees 32 minutes 59 seconds East, a distance of 50.06 feet to a 5/8-inch iron rod with "Miller Survey Group" cap found at the corner common to Lot 1 and Lot 4, Block B, of said Kingsland Hills, Section One for the southeast corner of the herein described tract;

3. Thence, with the common line to, Lot 1 and Lot 4, of said Kingsland Hills, Section One, South 70 degrees 16 minutes 00 seconds West, a distance of 153.22 feet to a point for the southwest corner of the herein described tract;

Thence, through and across Lots 1-3, Block B, of said Kingsland Hills, Section One, the following two courses (2):

4. North 19 degrees 44 minutes 00 seconds West, a distance of 50.00 feet to a point for the northwest corner of the herein described tract;
5. North 70 degrees 16 minutes 00 seconds East, a distance of 150.76 feet to the **POINT OF BEGINNING** and containing 0.1747 acre of land.

An exhibit map has been prepared by Miller Survey Group and accompanies this description. Date of on-the-ground survey was December 18, 2018.

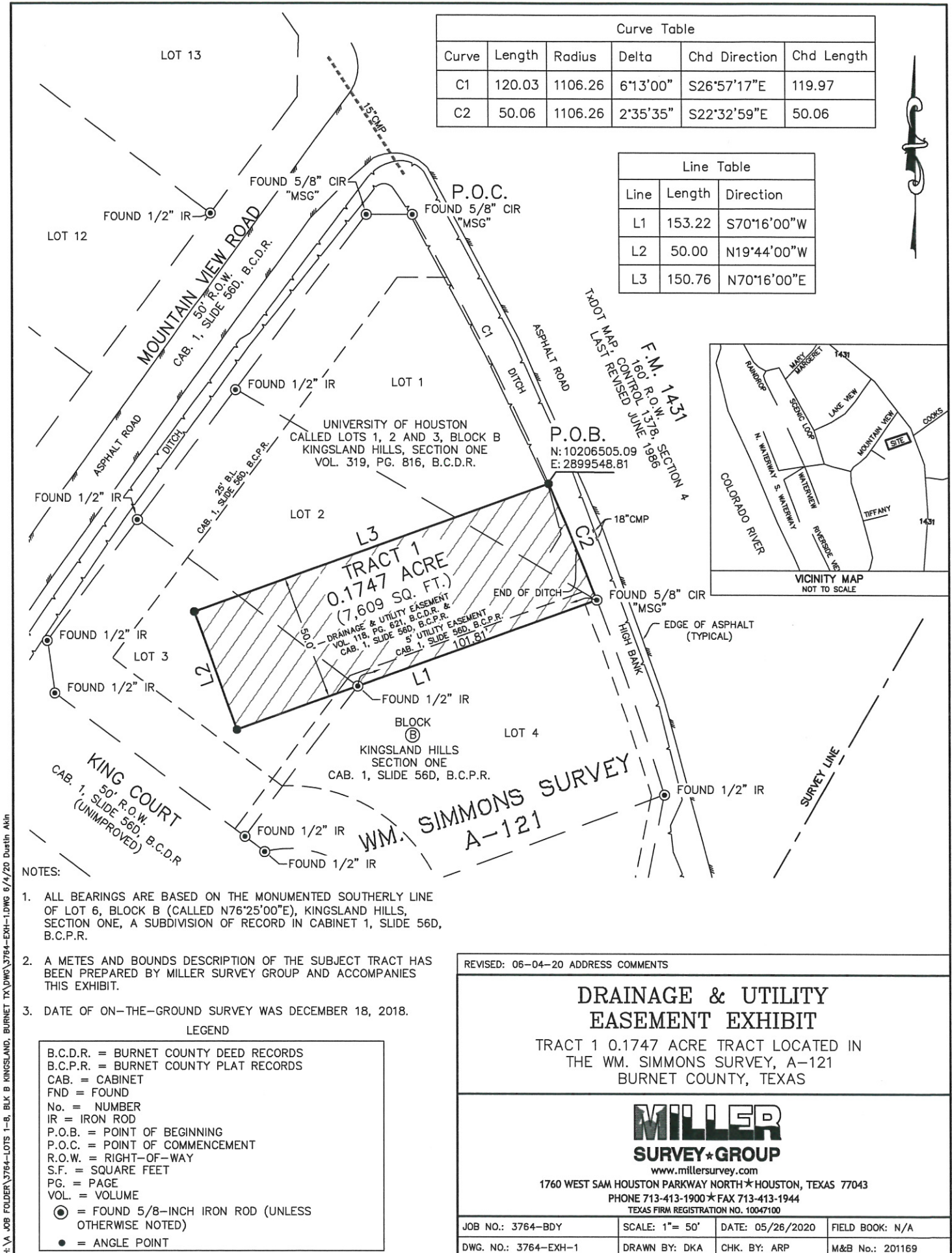

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



Miller Survey Group
Texas Firm Reg. No. 10047100
www.millersurvey.com
Ph: (713) 413-1900
M&B No. 201169
Dwg No. 3764-BDY
Date: May 26, 2020
Revised Date: June 4, 2020

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	120.03	1106.26	6°13'00"	S26°57'17"E	119.97
C2	50.06	1106.26	2°35'35"	S22°32'59"E	50.06

Line Table		
Line	Length	Direction
L1	153.22	S70°16'00"W
L2	50.00	N19°44'00"W
L3	150.76	N70°16'00"E



H:\A JOB FOLDER\3764-LOTS 1-6, BLK B KINGSLAND, BURNET TX\DWG\3764-EXH-1.DWG 6/4/20 Dustin Alkin

Segment #1 : Curve

Length: 50.065' Radius: 1106.260'
Delta: 2.3535 (dms) Tangent: 25.037'
Chord: 50.060' Course: S22°32'59"E
Course In: S66°09'13"W Course Out: N68°44'48"E

Segment #2 : Line

Course: S70°16'00"W Length: 153.224'

Segment #3 : Line

Course: N19°44'00"W Length: 50.000'

Segment #4 : Line

Course: N70°16'00"E Length: 150.765'

Perimeter: 404.054' Area: 0.1747acres
Error Closure: 0.0009 Course: N37°23'26"E
Error North: 0.00068 East: 0.00052

Precision 1: 448943.333